

TOWN OF ELLINGTON  
Water Pollution Control Authority  
Public Hearing & Special Meeting  
March 29, 2005  
MINUTES

Present: Mark Spurling, Edward Duell, Daniel Parisi, and Rex Myers

Absent: Stacie Mikol

Also Present: Pamela Lombardo, WPCA Administrator, Peter Michaud, Director of Public Works, Dean Kloter, Werner Kunzli, and briefly Dennis Milanovich, First Selectman

Chairman Spurling opened the Public Hearing at: 7:03 p.m. by noting the legal notice into the record.

I. Public Hearing –7:00 p.m.

LEGAL NOTICE OF PUBLIC HEARING  
ELLINGTON WATER POLLUTION CONTROL AUTHORITY  
POLICY FOR THE SALE OF WASTEWATER CAPACITY

NOTICE is hereby given, pursuant to Connecticut General Statute 7-247a and Section II of the Town of Ellington Sewer Ordinance, that the Ellington Water Pollution Control Authority will hold a Public Hearing on March 29, 2005, at 7:00 p.m. in the Ellington Town Hall, 55 Main Street, Ellington, Connecticut, for the purpose of hearing evidence that may influence the Authority's proposed policy to sell wastewater capacity within the Hockanum Sewer Service area.

The affected properties would be subject to unit charge for additional allocated capacity and subject to the Hockanum Sewer Benefit Assessment Policy.

Properties within the Hockanum Sewer Service Area may be affected.

Proposed uses of wastewater capacity are: Existing and new Industrial, Commercial, Retail and Age Restricted Housing, Senior Housing, Senior Center, Community Center, Assisted Care Housing, Nursing Homes and Health & Recreational Facilities.

Mark Spurling, Chairman  
Ellington Water Pollution Control Authority

Journal Inquirer  
March 12, 2005

Rex Myers reviewed his summary of the 1998 Facilities Plan Update and the need for a wastewater allocation process. It has been the intent of the WPCA to promote economic development. He felt the definition of economic development should be specific. Plus there are additional concerns, does the allocation go with the property, what happens to unused allocation, can allocation be transferred and the conditions of the purchased capacity. Myers' Summary of Sewer Usage/Capacity is submitted into the Public Hearing for the Record. Myers wanted more deliberations so the Authority can be more specific.

Lombardo prepared a recap of the sewer capacity for the Hockanum Sewer System and how the capacity numbers for the past Facilities Plans come into play. Please note Ellington Water Pollution Control Authority Sewer Capacity Summary.

The report did a reconciliation of the negotiated flow less the purchased to date flow and conceptual approval amounts leaving a balance of 15,714 gpd.

Lombardo noted that it has been the position of the Town Engineer, James Thompson that the allocation from the 1998 Facilities Plan update goes with the property. Can not be sold or transferred to another property. Since the allocation was done using the current zoning at that time of the Facilities Plan update, unused capacity on a parcel could be needed on that parcel in future years. For example we do not deny an addition bedroom before of allocated flow on preexisting homes. Lombardo reminded the Authority that the Sewer User Policy has a penalty in place for cases when the flow exceeds their allocation.

Chairman Spurling stated we need to have a definition of Economic Development. He would really like to hear how other Boards and Agencies define Economic Development. Spurling requested Lombardo to write to Planning & Zoning, Economic Development, and Finance Board for their definition of Economic Development.

Lombardo recommended a letter should be sent to the First Selectman asking if any wastewater capacity should be saved for future town buildings. For example a larger Senior/Community Center is under consideration on Maple St. She noted the legal advertisement had Assisted Care Housing, Nursing Home, and Health & Recreational facilities. Lombardo expanded the scope for consideration, specifically to include facilities which would improve the quality of the Town for its residents.

Mr. Dean Kloter questioned if retail stores would be considered economic development. Lombardo noted that historical discharges of wastewater from retail operations are very low and should not exceed the 300 gpd allocated to commercial land. The Authority would discourage a car wash and any high water usage.

Mr. Werner Kunzli stated he still wanted to develop the age restricted sub-division and wanted to know what it would entail. Lombardo responded that it would take years plus \$50,000 to pay for another Facilities Plan and other related cost.

Chairman Spurling stated the Public Hearing will remain open.

## II. WPCA Special Meeting

A. Citizen's Forum – No one present wished to make a comment.

B. Public Works - High School Pump Station

Peter Michaud, Public Works Director, reviewed the need to repair and increase the size of the pump station located at the High School on Maple St. He stated it was wise to purchase larger 3 phase pumps and it would run about \$15,000. There was a brief discussion and the Authority Members concurred with the need to do the repairs. See Jim Thompson, Buck & Buck letter of March 8, 2005.

C. New Business

1. Deer Valley - Phase II – Conceptual Approval – 40 one-bedroom units

MOVED (PARISI ) AND SECONDED ( MYERS ) TO GRANT CONCEPTUAL APPROVAL FOR THE ADDITIONAL 80 UNITS FOR DEER VALLEY PHASE TWO AS RECOMMENDED IN JAMES THOMPSON LETTER OF MARCH 23, 2005. 40 ONE BEDROOM AND 40 TWO BEDROOM UNITS. THE APPROVAL IS CONDITIONAL OF THE RECEIPT OF EASEMENT DEEDS PASSED UNANIMOUSLY

D. Administrative

1. Approval of uses for purchased capacity – Public Hearing remains open.

2. Policy Change – Television Inspection to be included in Developers fees

MOVED (SPURLING) AND SECONDED (MYERS) TO APPROVE THE PROCEDURE TO INCLUDE IN THE ESTIMATE THE DEVELOPERS PAY, THE COST OF HIRING AND SUPERVISING THE TV INSPECTION CONTRACTOR ON EACH PROJECT. PASSED UNANIMOUSLY.

MEMO: THOMPSON'S LETTER OF MARCH 10, 2005

3. Approval of Minutes for February WPCA Special Meeting & Public Hearing

MOVED (DUELL) AND SECONDED (SPURLING) TO APPROVE THE MINUTES OF THE FEBRUARY 8, 2005 WATER POLLUTION CONTROL AUTHORITY SPECIAL MEETING AND PUBLIC HEARING. PASSED SPURLING, DUELL, MYERS, WITH PARISI ABSTAINING.

4. Approval of bills for payment

MOVED (SPURLING) AND APPROVED (MYERS) THE ACCOUNTS PAYABLE BILLS FOR PAYMENT FOR THE WATER POLLUTION CONTROL AUTHORITY TOTALLYING \$127,881.46. PASSED UNANIMOUSLY

5. Town of Vernon Request for Sewer Use Billing – Postpone till next meeting

Chairman Spurling inquired about a tour of the Windsorville Pump Station. There was a brief discussion and a tentative date of April 9 at 9:00 am., with Michaud doing the arrangements.

Chairman Spurling noted since March's meeting is so late in the month, it is possible to skip April's WPCA meeting.

MOVED (MYERS) AND SECONDED (PARISI) TO ADJOURN THE WATER POLLUTION CONTROL SPECIAL MEETING AT 8.10 P.M. PASSED UNANIMOUSLY.

Respectively Submitted,

Pamela Lombardo  
WPCA Administrator